

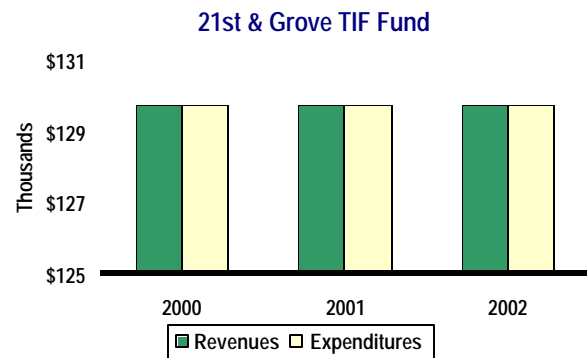
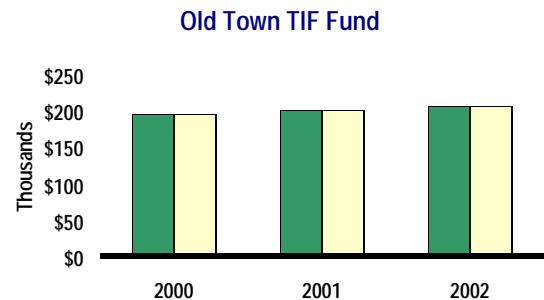
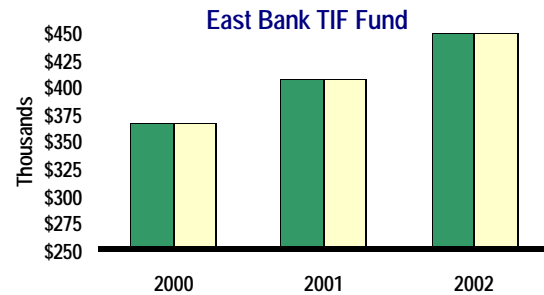
Economic Development TIFs

Overview. Kansas state law (KSA 12-1770) provides that costs related to the redevelopment of an area designated as "blighted" may be recovered through Tax Increment Financing (TIF). This mechanism involves the dedication of the property tax revenue increase resulting from redevelopment (and assumed subsequent revaluation of affected properties at a higher level) toward repayment of the initial redevelopment cost. In short, the economic TIF is based upon the concept of the property valuation growth resulting from redevelopment in an area defraying the cost of such redevelopment after the fact.

Finance and Operations. The economic TIFs comprise three separate redevelopment projects: East Bank, Old Town, and 21st & Grove. Each of these projects provides TIF funding to defray the costs of infrastructure redevelopment and/or enhancements within the districts.

These TIF funds are used to pay the debt service costs associated with bonds issued to pay the redevelopment costs in the districts. Redevelopment activities include improvements to sidewalks; streets; curbs/gutters; street lighting; and other public infrastructure improvements and public amenities. The improvements will help ensure that these areas will remain vital components of the City's overall economic growth strategy.

The Economic Development Division of the Finance Department administers the economic TIFs. The Division assists in forecasting available TIF revenue from the various districts as well as establishing the mechanism and schedule for repayment of debt incurred to pay the cost of redevelopment projects in the districts.



Economic Development TIF Funds Budget Summary					
	1999 Actual	2000 Adopted	2000 Revised	2001 Adopted	2002 Approved
East Bank TIF Fund:					
Revenues	0	363,780	364,540	405,930	448,030
Expenditures	0	358,350	364,540	405,930	448,030
East Bank TIF Fund Balance	0	16,840	0	0	0
Old Town TIF Fund:					
Revenues	138,959	187,510	192,870	198,650	204,610
Expenditures	138,959	185,000	192,870	198,650	204,610
Old Town TIF Fund Balance	0	5,060	0	0	0
21st & Grove TIF Fund:					
Revenues	0	134,020	129,660	129,660	129,660
Expenditures	0	135,090	129,660	129,660	129,660
21st & Grove TIF Fund Balance	0	2,460	0	0	0